

RETURN DATE: NOVEMBER 18, 2021 : SUPERIOR COURT
SILVERIO LUCERO, LLC : J. D. OF NEW HAVEN
VS. : HOUSING SESSION AT
NEW HAVEN
JIMENEZ, SALVADOR ET AL. : NOVEMBER 8, 2021

COMPLAINT

**COUNT ONE-LAPSE OF TIME- AS TO SALVADOR JIMENEZ, GERTRUDIZ
JIMENEZ, VANESSA JIMENEZ, JUANA VALLE AND SANTOS VALLE**

1. On or before September 1, 2021, the Defendants Salvador Jimenez, Gertrudiz Jimenez, Vanessa Jimenez, Juana Valle and Santos Valle, as lessees, and the Plaintiff, Silverio Lucero, LLC, as lessor, entered into an oral month to month lease for the use and occupancy of the premises known as 27 Maltby Place, First Floor, New Haven, Connecticut, at the monthly rental of \$900.00, payable on the first of each month.
2. The Defendants took possession of the premises pursuant to the aforesaid lease and still occupies the same.
3. The lease has expired by lapse of time.
4. On September 30, 2021, the Plaintiff caused a Notice to Quit Possession and the UniteCT flyer (In English and in Spanish) to be duly served on the Defendants to quit possession of the leased premises on or before November 4, 2021, as required by law, said notice is attached hereto and marked Exhibit A.
5. Although the time designated in the notice for the Defendants to quit possession of the premises has passed the Defendants still continue in possession.

**COUNT TWO - YOUR RIGHT OR PRIVILEGE TO OCCUPY THE PREMISES HAS
TERMINATED- AS TO JOHN DOE AND JANE DOE**

1. On or before September 1, 2021, the Defendants, John Doe and Jane Doe, took occupancy of 27 Maltby Place, First Floor, New Haven, Connecticut, without the knowledge and/or acquiescence of the Plaintiff.
2. The Plaintiff does not know and, in the exercise of reasonable diligence, cannot discover the names of the aforesaid occupants identified as John Doe and Jane Doe.
3. The Defendants right or privilege to occupy the premises has terminated.
4. On September 30, 2021, the Plaintiff caused a Notice to Quit Possession and the UniteCT flyer (In English and in Spanish) to be duly served on the Defendants to quit possession of the leased premises on or before November 4, 2021, as required by law, said notice is attached hereto and marked Exhibit A.
5. Although the time designated in the notice for the Defendants to quit possession of the premises has passed the Defendants still continue in possession.

WHEREFORE, the Plaintiff claims a judgment for possession of the premises.

THE PLAINTIFF

BY: 

ORI D. SPIEGEL, ESQ.
Law Office of Lawrence A. Levinson, P.C.
66 Anderson Street
New Haven, CT 06511
(203) 562-8887
Juris No. 436664
ATTORNEY FOR LANDLORD
Silverio Lucero, LLC

Notice to Tenants

The State of Connecticut is in the process of creating an **eviction right to counsel program** for income eligible tenants facing eviction or the loss of their housing subsidy.

This program **has not** opened yet. It will be **phased in over time**. The first phase of the program is expected to open in January 2022. For more information about the program, call 1-800-559-1565 or visit www.EvictionHelpCT.org.

You are receiving this notice because you are facing the loss of your apartment or housing subsidy. The following free resources are **currently available**:

- **www.CTLawHelp.org**: Visit www.CTLawHelp.org/eviction for information about the eviction process and how to respond to eviction papers.
- **UniteCT Rental Assistance**: Apply for rental assistance from the state's UniteCT program by going to www.bit.ly/UniteCT (or call 1-844-864-8328 for a referral to a community agency that can help you apply).
- **United Way 2-1-1 Helpline**: There may be additional housing, utility, and food assistance available in your community. Call 2-1-1 or go to www.211ct.org for more information and referrals.

Notificación al inquilino

El estado de Connecticut está en proceso de crear un **programa de derecho a la asistencia de un abogado en casos de desahucio** para inquilinos que reúnan ciertos requisitos de nivel de ingresos y que se encuentren en riesgo de desahucio o de pérdida del subsidio de vivienda.

Este programa **aún no** está disponible y será **implementado gradualmente**. Se espera que la primera fase del programa comience en enero de 2022. Para más información acerca del programa, llame al 1-800- 559-1565 o visite www.EvictionHelpCT.org.

Usted ha recibido este aviso porque está en riesgo de perder su apartamento o subsidio de vivienda. Los siguientes recursos gratuitos ya están **disponibles**:

- **www.CTLawHelp.org**: Para obtener información sobre el proceso de desahucio y cómo responder al recibir los documentos de desahucio visite la página www.CTLawHelp.org/eviction.
- **Asistencia de alquiler de UniteCT**: Solicite asistencia de alquiler del programa estatal UniteCT, visitando la página www.bit.ly/UniteCT (o llame al 1-844-864-8328 para ser derivado a una agencia comunitaria que pueda ayudarle con la solicitud).
- **Línea de ayuda de United Way 2-1-1**: Pueden existir otros tipos de ayuda disponibles con de vivienda, servicios públicos y alimentos en su comunidad. Para más información y derivaciones a otros servicios llame al 2-1-1 o visite www.211ct.org.

Exhibit A

NOTICE TO QUIT POSSESSION

TO: SALVADOR JIMENEZ
GERTRUDIZ JIMENEZ
VANESSA JIMENEZ
JUANA VALLE
SANTOS VALLE
JOHN DOE
JANE DOE
27 MALTBY PLACE, FIRST FLOOR
NEW HAVEN, CT 06513

PLEASE TAKE NOTICE that on or before **NOVEMBER 4, 2021** you are to quit possession, and occupancy of the apartment or dwelling unit located at **27 MALTBY PLACE, FIRST FLOOR, NEW HAVEN, CONNECTICUT**, now occupied by you. The reasons for this **notice to quit** are:

LAPSE OF TIME- Conn. Gen. Stat. § 47a-23(a)(1)(A);

AS TO JOHN DOE AND JANE DOE: YOUR RIGHT OR PRIVILEGE TO OCCUPY THE PREMISES HAS TERMINATED- Conn. Gen. Stat. § 47a-23(a)(3).

"ANY PAYMENT TENDERED AFTER SERVICE OF THIS NOTICE TO QUIT WILL BE ACCEPTED AS USE AND OCCUPANCY AND AS COSTS OF THE PROCEEDING ONLY WITH A FULL RESERVATION OF RIGHTS TO INSTITUTE AND MAINTAIN A SUMMARY PROCESS ACTION."

Dated at New Haven, Connecticut this 30th day of September, 2021.

BY: _____


Ori D. Spiegel, Esq.
Law Office of Lawrence A. Levinson, P.C.
66 Anderson Street
New Haven, CT 06511
Telephone No.: (203)562-8887
Juris No.: 436664
Attorney for Landlord
Silverio Lucero, LLC

Exhibit A

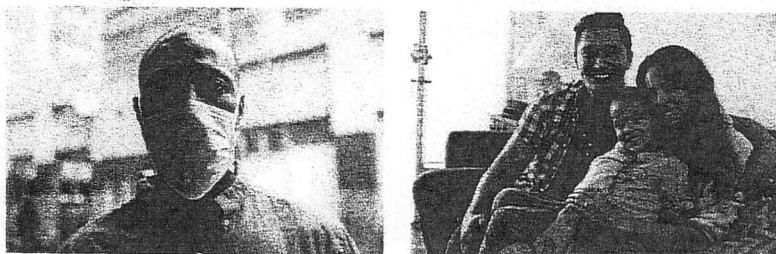
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UniteCT

EMERGENCY RENTAL ASSISTANCE FOR CONNECTICUT'S ECONOMY

Have you been financially impacted by COVID-19?



Are you struggling to pay your rent and utilities?

Apply for UniteCT, a rental assistance program supporting CT residents who earn up to **80% of the HUD Area Median Income** and their landlords.

You may qualify for the opportunity to receive...

- ✓ **Missed electric
outstanding payments**
- ✓ **Missed rent or future rent
payments**

To learn more and see if you qualify, visit:



www.bit.ly/UniteCT

scan QR code:

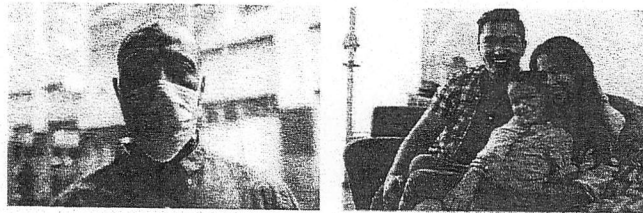




UniteCT

ASISTENCIA DE EMERGENCIA PARA RENTA POR LA ECONOMÍA DE CONNECTICUT

¿Ha sido impactado financieramente por el COVID-19?



¿No le alcanza para pagar su renta y servicios básicos?

Solicite ayuda con UniteCT, un programa de asistencia de renta, ayudando a residentes de CT con un ingreso de hasta el **80% de Ingreso Medio del Área (HUD)** y a los dueños de propiedades.

Usted puede calificar para esta oportunidad y recibir:

- ✓ **Pagos para facturas atrasadas de luz**
- ✓ **Pagos para facturas atrasadas de renta**

Para más información y saber si califica, visite:



www.bit.ly/UniteCT



escanear

OFFICER'S RETURN

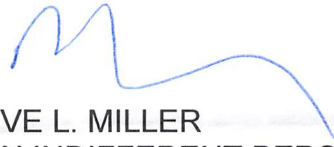
STATE OF CONNECTICUT

ss: New Haven, September 30, 2021

COUNTY OF NEW HAVEN

Then and there I made due and legal service of the foregoing Notice to Quit Possession together with a copy of the UniteCT Form in English and Spanish at the usual place of abode of said defendant(s), **SALVADOR JIMENEZ, GERTRUDIZ JIMENEZ, VANESSA JIMENEZ, JUANA VALLE, SANTOS, VALLE, JOHN DOE and JANE DOE,** 27 Maltby Place, First Floor, New Haven, CT 06513; (one for each defendant) in said Town.

ATTEST:



EVE L. MILLER
AN INDIFFERENT PERSON

Fee: \$ 150.00